

August 1, 1960(continued)

Mr. Cline made a motion to approve the monthly claims of the General, Utility Street & Alley and Water Bond Funds, and the first half of August 1960 Payroll Claims of city employees, seconded by Mr. Bale. Motion carried.

Mr. Bale made a motion to approve the appropriation of the Street & Alley Cash Fund request in the amount of \$960.88, seconded by Mr. Cline. Motion carried.

Mr. Bale made a motion the meeting adjourn until 7:00 P. M. August 8, 1960, seconded by Mr. Cline. Motion carried.

Approved this 15th day of August, 1960.

Cecil W. Del Santo
City Clerk

Loren Gall
Mayor

August 8, 1960

The City Council of the City of Broken Arrow met in an adjourned session in the City Clerk's Office at 7:00 P. M. on August 8, 1960. The roll was called and the following results were shown:

Present	Mayor Gall
Councilmen	Cline Bale Brewer
Absent:	Eskridge

Mr. Brewer made a motion to adopt Ordinance No. 69 creating a permanent Zoning Ordinance, effective August 8, 1960, seconded by Mr. Cline. Motion carried.

Mr. Bale made a motion to adopt the Emergency Clause of Ordinance No. 69, seconded by Mr. Brewer/ Motion carried.

Mr. Bale made a motion the meeting adjourn, seconded by Mr. Brewer. Motion carried.

Approved this 15th day of August, 1960.

Cecil W. Del Santo
City Clerk

Loren Gall
Mayor

parking space for each four mobile home stands.

- 10.116 -- The proposed site shall provide a connection for each mobile home stand to all public utilities considered necessary for the health, safety and general welfare of the public.

ARTICLE 11

"C-1" Central Business District

The "C-1" Central Business District is established as the district in Broken Arrow, Oklahoma, which serves as the center of Broken Arrow's regional retail market area. The principal use of the land in this district is for commercial and service purposes.

SECTION 11.1 -- PURPOSE. The purpose of this District is to encourage the construction of, and the continued use of the land for commercial and service purposes which serve the regional area of Broken Arrow. The existing development in this District is of such a degree that it would be uneconomical to require off-street parking and loading regulations in the same degree that off-street parking and loading regulations can be required for new commercial developments in undeveloped land. The specific intent of this district further provides for the orderly expansion of the uses that are allowed in this district. Also, heavier commercial and industrial uses of the land which would substantially interfere with the continuation of the existing uses, or the proposed orderly development of this district are prohibited. This district will supply the regional needs of increased population in the Broken Arrow region. In encouraging the orderly development of this district, the intent further is to minimize traffic and parking congestion in such a manner as to provide for the safety and convenience of shoppers, visitors and other pedestrians in the district by discouraging any use which, because of its character or size would create abnormal traffic congestion, fire or safety hazards in the district.

SECTION 11.2 -- PERMITTED USES. Permitted uses in the "C-1" Central Business District are listed in Article 18 of this ordinance.

SECTION 11.3 -- MINIMUM LOT SIZE. There are no requirements for minimum lot size in the "C-1" Central Business District.

SECTION 11.4 -- MAXIMUM COVERAGE. There are no requirements of maximum coverage in the "C-1" Central Business District.

SECTION 11.5 -- YARD REQUIREMENTS. There are no yard requirements in the "C-1" Central Business District.

SECTION 11.6 -- HEIGHT LIMIT. The height limit of structures in the "C-1" Central Business District is governed by the floor area ratio in Section 11.7.

SECTION 11.7 -- BULK LIMITATION (FLOOR AREA RATIO). The floor area ratio of any principal structure or its accessory structures in the "C-1" Central Business District is not to exceed five (5) times that of the net lot area for buildings of more than one (1) story in height.

SECTION 11.8 -- OFF-STREET PARKING. There are no requirements for off-street parking in the "C-1" District.

SECTION 11.9 -- SEWER SERVICE. No structure in the "C-1" district may be erected or allowed to continue after the effective date of this Ordinance that does not have an effective connection to the public sewer system unless or until the health officer certifies that it is not a requirement for the specific needs of that structure.

SECTION 11.10 -- SIGNS AND BILLBOARDS. All signs in the "C-1" district shall be erected upon private property and shall not encroach upon any public street or walk except as provided by the Code of the City of Broken Arrow, and then they must overhang at a height of not less than nine (9) feet and shall have a maximum projection of seventy-two (72) inches.

11.101 -- Any projecting sign in the "C-1" district shall not exceed fifty (50) square feet in size, nor will it exceed the height of the building if the building exceeds thirty-five (35) feet, nor will any flat sign exceed three hundred (300) square feet in size.

11.102 -- No source of incandescent lighting used for illuminating signs shall be directly visible from any street or highway or from any residence, hotel or from any room used for sleeping purposes.

11.103 -- The use of red, green or amber illumination in connection with any sign shall not be permitted within one-hundred (100) feet of an intersection. Any use of red, green or amber illumination in connection with any sign must be so located that it in no way creates a confusion with any traffic signal or may be interpreted by any motorist as a traffic signaling device.

SECTION 11.11 -- CANOPIES AND AWNINGS. Canopies and Awnings may project into the walkway area provided they are a minimum of

eight (8) feet above the walking elevation and are a minimum of two (2) feet from the curb or edge of the normal traveled way or curb parking area.

SECTION 11.12 -- CONDITIONAL USES, With the approval of the Planning Commission the following uses are permitted in the "C-1" District subject to the restrictions as specified herein,

The uses listed herein are conditional uses for the "C-1" district and do not apply to any other district,

Broadcasting Studios
Lumber Yards (retail sales only)
Pool halls or billard parlors

These uses shall provide off-street parking with ingress and egress designed so as to minimize traffic congestion, at the rate of one space for each four hundred (400) square feet of floor space used. In addition there must be provided adequate off-street parking for company-owned vehicles. This off-street parking restriction may be altered by the Planning Commission in individual instances where the applicant can prove that his operation will in no way interfere with the parking needs of other authorized uses in the district, nor will his operation create a congestion of traffic on the street. The applicant must also show that adequate controls or measures will be taken to prevent off-ensive noise, light, vibration, odor or any other objectional influence beyond his property line.

ARTICLE 12

"C-2" Planned Shopping Center District

The "C-2" Planned Shopping Center District is established to provide goods and services for the expanding population of Broken Arrow and its environs in locations that will fulfill the needs of the surrounding neighborhoods.

SECTION 12.1 -- PURPOSE. The purpose of the Planned Shopping Center District is to permit the establishment of retail shopping facilities for a neighborhood or group of neighborhoods in such locations that will maximize the services to be performed to the expanding population and yet minimize traffic congestion on thoroughfares and public streets in its market area. It is the specific intent of this Article to provide protective standards of site development with the intention of minimizing adverse effects of the shopping center upon nearby property values.